



Tansley Avenue, Coppull, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, nestled on a corner plot in a highly sought-after area of Coppull. This property, offered with NO ONWARDS CHAIN, presents an ideal opportunity for those seeking a project home to personalize to their taste. Conveniently located within walking distance of local shops and schools, and just a short drive from both Chorley and Wigan, residents here benefit from the perfect blend of tranquility and accessibility. With excellent travel links via local bus routes and the nearby M65 motorway, there is plenty of options for commuting.

As you step into the property, you're greeted by a welcoming reception hall featuring an open staircase, leading seamlessly to the upper floors. Off the hall, you'll find a convenient three-piece family bathroom, offering practicality for everyday living. The ground floor further has a spacious front lounge, adorned with a feature fireplace. Adjacent lies the dining room, providing easy access to both the kitchen and a sizeable rear conservatory, offering versatile living and entertaining spaces flooded with natural light.

Ascending to the first floor, an open landing leads the way to three well-proportioned bedrooms, each offering comfortable accommodation for family or guests. Completing the first-floor amenities is a convenient shower room, adding further functionality to the home.

Moving outside, the property boasts a front garden and driveway with space for two cars, with potential for further expansion, making parking hassle-free for residents and guests alike. Additionally, there's access to a single integrated garage, offering valuable storage space. To the side, a convenient yard area adds versatility to outdoor living. Meanwhile, the secluded rear garden provides a private outdoor space, enveloped by tall mature trees and shrubs, offering a perfect space for socialising or relaxing.

This charming property, with its desirable location, ample living space, and outdoor amenities, presents an enticing opportunity for those seeking a comfortable project home in the heart of Coppull.

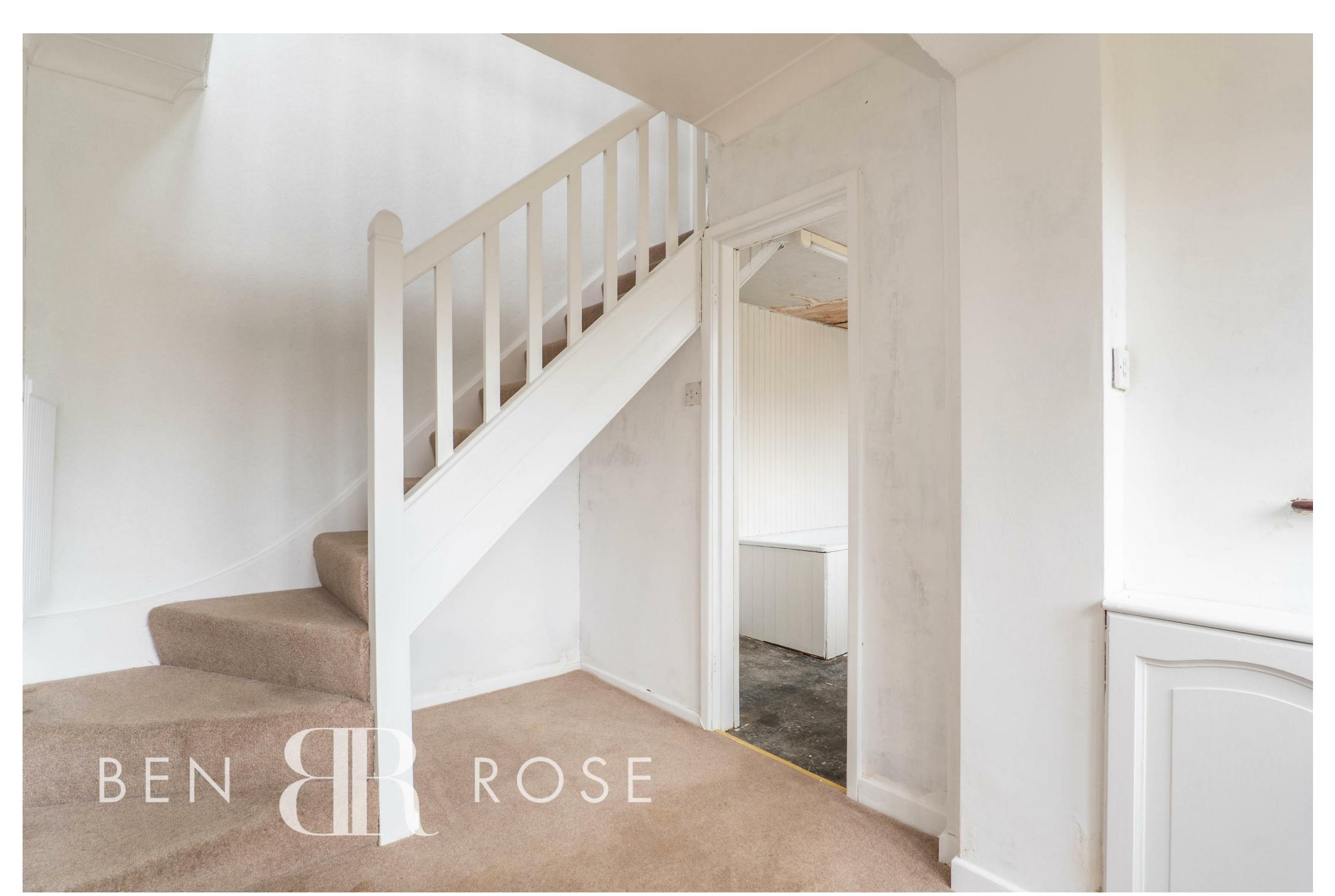




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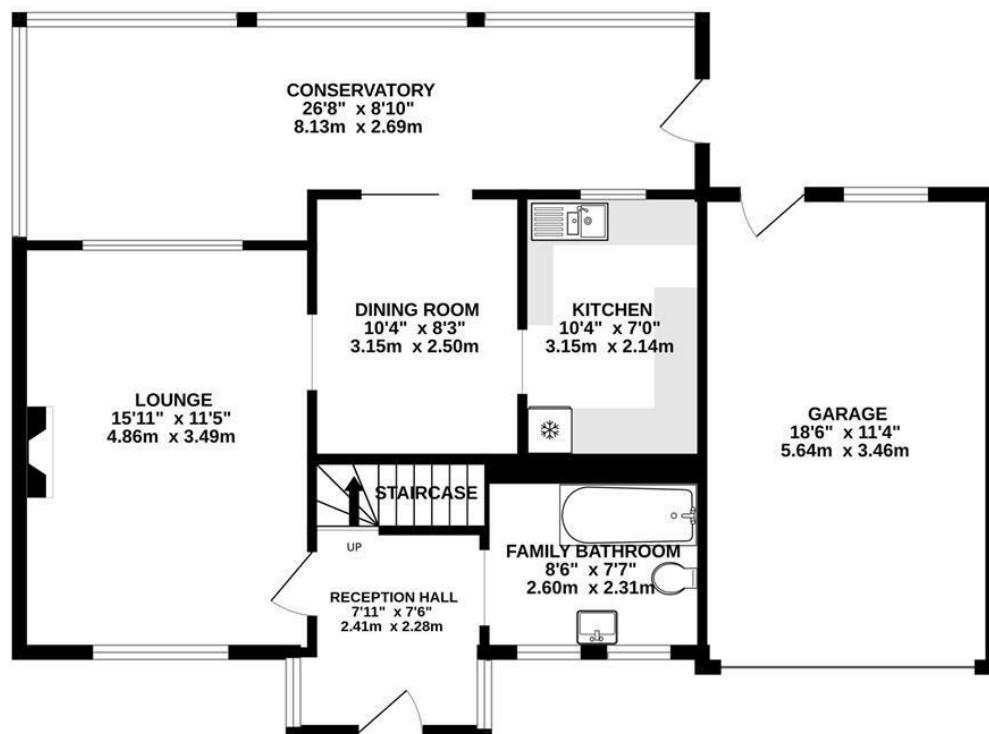
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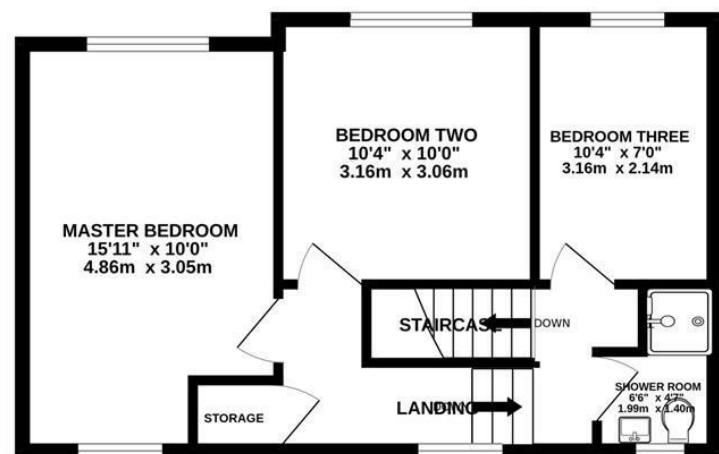


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GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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